

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		DECATUR ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	11
Owner 1: SHEA IRENE					
Owner 2:					
Owner 3:					
Street 1: 118 DECATUR STREET #11					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA		Cntry:		Own Occ: Y	
Postal: 02474				Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	300,000			300,000
Total Card	0.000	300,000			300,000
Total Parcel	0.000	300,000			300,000
Source: Market Adj Cost	Total Value per SQ unit /Card:		442.48	/Parcel: 442.4	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	291,500	0	.		291,500	291,500	Year End Roll	12/18/2019
2019	102	FV	266,000	0	.		266,000	266,000	Year End Roll	1/3/2019
2018	102	FV	220,100	0	.		220,100	220,100	Year End Roll	12/20/2017
2017	102	FV	204,800	0	.		204,800	204,800	Year End Roll	1/3/2017
2016	102	FV	204,800	0	.		204,800	204,800	Year End	1/4/2016
2015	102	FV	189,800	0	.		189,800	189,800	Year End Roll	12/11/2014
2014	102	FV	189,900	0	.		189,900	189,900	Year End Roll	12/16/2013
2013	102	FV	189,900	0	.		189,900	189,900		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
11/10/2000	Hearing N/C	201	PATRIOT
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
  /  /

[illegible]

Spl Credit	Total:
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APPRAISED:	300,000 /	300,000
USE VALUE:	300,000 /	300,000
ASSESSED:	300,000 /	300,000



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	126027
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	646-3039, Building Number 3.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1962
Alt LUC:	
Jurisdicth:	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	1.927999973
Name:	10 - 6022

RESIDENTIAL GRID															
1st Res Grid		Desc: Line 1										# Units: 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals					RM's: 4				BR's: 2				Baths: 1		HB

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AV - Average	30.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	30.6 %

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.38495576
Const Adj.:	1.06049991
Adj \$ / SQ:	469.999
Other Features:	32737
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432217
Depreciation:	132259
Depreciated Total:	299959

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	578.10	
Special Features:	0	Val/Su Net:	442.48	
Final Total:	300000	Val/Su SzAd	442.48	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	678	470.000	318,65
Net Sketched Area:		678	Total:	318,65
Size Ad	678	Gross Are	678	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
8						

**IMAGE**

**AssessPro** Patriot Properties, Inc

